

PLANNING AND ZONING COMMISSION  
Monday, June 14, 2010 – MINUTES – Regular Session

Call to Order: Time In: 7:00 p.m.

The Planning and Zoning Commission of the Village of Canal Winchester met on the above date for a regular session and was called to order by Mr. Christensen.

Roll Call

Present: Mr. Christensen, Mr. Knowlton, Dr. Konold, Ms. Solomon and Mr. Vasko. Mr. Vasko filled in for Mr. Graber as the acting Secretary. Dr. Konold made a motion to excuse Mr. Abbott and Mr. Graber. Dr. Konold seconded the motion.

VOTE:       AYES:       Mr. Christensen, Mr. Knowlton, Dr. Konold, Ms. Solomon and Mr. Vasko  
              NAYS:  
                              Motion Carried.

Approval of Minutes

Mr. Knowlton made a motion to approve the minutes of the May 10, 2010 regular commission meeting. Dr. Konold seconded the motion.

VOTE:       AYES:       Mr. Christensen, Mr. Knowlton, Dr. Konold, Ms. Solomon and Mr. Vasko  
              NAYS:  
                              Motion Carried.

Public Comment - None

Pending Cases

Item 1. Preservation Area #PA-10-03

Mr. Christensen stated that the applicant could not be present at the meeting, therefore the application would need to be tabled.

Dr. Konold made a motion to table application #PA-10-03. Mr. Knowlton seconded the motion.

VOTE:       AYES:       Mr. Christensen, Mr. Knowlton, Dr. Konold, Ms. Solomon and Mr. Vasko  
              NAYS:  
                              Motion Carried.

Item 2. Site Development Plan #SDP-10-02

Property owner Park Realty of Ohio and applicant Eric Park, representing Goddard School, for property located at 6405 Canal Street, requested a Site Development Plan approval for a 2,240 square foot rear addition. The application was previously approved at the May 10, 2010 meeting with the condition that additional information be provided to the commission. Mr. Dutton gave the staff report. Eric Park, representing Goddard School was present to answer questions from the commission.

Mr. Vasko asked what the height of the existing structure was in comparison to the proposed structure. Mr. Park stated he did not have information on the height of the existing structure. Mr. Vasko indicated that he did not want the peak of the proposed roof to be higher than the peak of the existing roof. Mr. Dutton stated that the peak of the existing roof was 28 feet, independent of the railing on top of the roof, which was higher than the proposed roof peak.

Mr. Vasko asked if the addition only contained one floor. Mr. Park confirmed that the addition would only have one floor.

Mr. Knowlton asked about the colors of the proposed brick. Mr. Park stated the majority of the brick would be red, with some beige accent brick. Mr. Park presented brick samples at the meeting. Mr. Vasko asked what "soldier course" referred to on the plans. Mr. Park stated that "soldier course" was vertical half bricks around the windows, which were used as an accent.

Mr. Vasko made a motion to approve the additional drawings and elevations for application #SDP-10-02, as submitted. Ms. Solomon seconded the motion.

VOTE:       AYES:       Mr. Christensen, Mr. Knowlton, Dr. Konold, Ms. Solomon and Mr. Vasko  
              NAYS:  
                          Motion Carried.

### Item 3. Site Development Plan #SDP-09-02(A)

Property owner Grace Bible Church and applicant Charles Engen requested an amendment to the approved landscaping plan for Site Development Plan #SDP-09-02 at 424 Gender Road. Mr. Dutton gave the staff report. Mr. Engen was present to answer questions from the commission. He gave an outline of the proposal and indicated that the relocation of the landscaping was due to security concerns.

Mr. Vasko asked if the number of trees will be the same as the original landscape plan. Mr. Engen stated there will be few trees, though more deciduous trees were included.

Mr. Knowlton asked how relocated the landscaping would solve security concerns. Mr. Engen responded that the security concerns would not be solved, but the situation would be improved over the originally approved landscaping plan showing screening of the perimeter. Mr. Engen continued that the parking area would be sufficiently screened due to the proposed mound around the parking area and a mound adjacent to Gender Road.

Mr. Vasko stated that he agreed with the inclusion of more deciduous trees and he had no problem with the approved plan.

Mr. Dutton stated that the proposed amended landscaping plan does not include any landscaping in the existing or future parking areas. He recommended that the commission include in their motion a condition that a new landscaping plan should be required prior to the construction of the future parking area, which would show landscaping and tree islands within the existing and future parking areas.

Mr. Knowlton made a motion to approve the amendment to the approved landscaping plan for Site Development Plan #SDP-09-02 with the condition stated by Mr. Dutton. Ms. Solomon seconded the motion.

VOTE:       AYES:       Mr. Christensen, Mr. Knowlton, Dr. Konold, Ms. Solomon and Mr. Vasko  
              NAYS:  
                          Motion Carried.

#### New Business

1. Mr. Dutton presented a draft of legislation for amendments to Chapters 1131, 1135, and 1137 of the Zoning Code.

Mr. Christensen commented that text in Section 1135.02(b) needed to be rewritten. Mr. Vasko stated that text in Section 1135.08(c)(4)(k) needed to be changed from "one" to "once".

Mr. Dutton stated that the sized for donation drop off boxes ranged in size, so the average of 25 square feet was used to avoid multiple smaller boxes. The commission discussed instances where drop off boxes outside of Canal Winchester were too large or unkempt.

#### Planning and Zoning Administrator's Report

1. Mr. Dutton informed the commission that the third reading for the Fairfield Homes proposed senior apartments would be on June 21<sup>th</sup>. He continued that the appeal of Discount Tire's Conditional Use application would be heard by Council on July 6<sup>th</sup>. Mr. Dutton asked if a Planning and Zoning Commission member could be present at the appeal. Mr. Christensen stated he would be available.

#### Adjournment

Mr. Vasko made a motion to adjourn this regular meeting of the Planning and Zoning Commission. Mr. Knowlton seconded the motion.

VOTE:       AYES:       Mr. Christensen, Mr. Knowlton, Dr. Konold, Ms. Solomon and Mr. Vasko  
              NAYS:  
                          Motion Carried.

Time Out: 7:29 p.m.

Date \_\_\_\_\_

\_\_\_\_\_  
Bill Christensen, Chairman

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Mike Vasko, Acting Secretary

NOTE: The minutes set forth herein are an extract of the Planning and Zoning Commission meeting. Anyone desiring a transcript of the complete minutes of the Planning and Zoning Commission meeting may obtain the same at a cost of \$10.00 per page.